

Protecting theatres for everyone



Ref.: TC

10 February 2021

Victoria Lewis
Planning Division
Development management
PO Box 64529
LONDON
SE1P 5LX

By e-mail: planningstatconsultees@southwark.gov.uk

Application: 20/AP/3675

Site: Shopping Centre Site Elephant And Castle, 26 28 30 And 32 New Kent Road, Arches 6 And 7 Elephant Road And London College Of Communications Site, London SE1

Proposal: Minor material amendment under s73 of the Town and Country Planning Act (1990 (as amended) to vary condition 1 (approved drawings) of planning permission 16/AP/4458 (Phased, mixed-use redevelopment of the existing Elephant and Castle shopping centre and London College of Communication sites comprising the demolition of all existing buildings and structures and redevelopment to comprise buildings ranging in height from single storey to 35 storeys (with a maximum building height of 124.5m AOD) above multi-level and single basements, to provide a range of uses including 979 residential units (use class C3), retail (use Class A1-A4), office (Use Class B1), Education (use class D1), assembly and leisure (use class D2) and a new station entrance and station box for use as a London underground operational railway station; means of access, public realm and landscaping works, parking and cycle storage provision, plant and servicing areas, and a range of other associated and ancillary works and structures comprising the enlargement and reconfiguration of the consented station box, including the provision of an additional basement level and minor elevational changes to the station entrance to: - enable the new station entrance to serve as the single point of entry / exit for both Northern and Bakerloo lines in the future; - facilitate future connection with the Bakerloo line platforms from the ticket hall, through provision of space for three additional escalators; - provide simpler step free access routes between the ticket hall and the Northern line platforms; - provide an extension to the firefighters' lift shaft to the Bakerloo line connection level; and - Revisions to retain access to an existing London Underground ventilation shaft.

Remit: The Theatres Trust is the national advisory public body for theatres. We were established through the Theatres Trust Act 1976 'to promote the better protection of theatres' and provide statutory planning advice on theatre buildings and theatre use in England through The Town and Country Planning (Development Management Procedure) (England) Order 2015,

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

T 020 7836 8591 E info@theatrestrust.org.uk W theatrestrust.org.uk

Chair Tim Eyles **Director** Jon Morgan

Trustees Richard Baldwin, Paul Cartwright, Paddy Dillon, Annie Hampson, Richard Johnston, Gary Kemp, Jane Spiers, Truda Spruyt, Katie Town

The National Advisory Public Body for Theatres

The Theatres Trust Charitable Fund co-operates with the Theatres Trust, has the same Trustees and is registered as a charity under number 274697

requiring the Trust to be consulted by local authorities on planning applications which include 'development involving any land on which there is a theatre'.

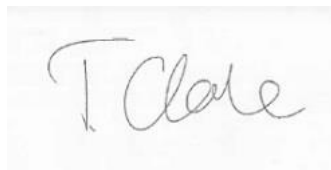
Comment:

Thank you for consulting Theatres Trust regarding this application for minor material amendments to the Elephant and Castle Shopping Centre and London College of Communications development. We have been consulted because the site contains the Coronet Theatre; these revisions cover that specific part of the site.

The Trust strongly objected to the loss of the Coronet and considered the scheme to provide insufficient replacement along with a long break in provision. This has been further compounded by plans for the redevelopment of Skipton House being dropped and the site being removed as a site allocation within the Council's draft Local Plan resulting in even less future cultural provision. We would welcome a discussion with the Council as soon as possible to discuss their plans and strategy to meet the borough's cultural needs.

Nonetheless, those matters fall outside of the scope of this specific application. With demolition of the Coronet already having been permitted and this application not impacting the proposed smaller music venue elsewhere within the scheme, we raise no objection.

Please do not hesitate to contact us should you wish to discuss these comments further.



Tom Clarke MRTPI
National Planning Adviser

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

T 020 7836 8591 **E** info@theatrestrust.org.uk **W** theatrestrust.org.uk

Chair Tim Eyles **Director** Jon Morgan

Trustees Richard Baldwin, Paul Cartwright, Paddy Dillon, Annie Hampson, Richard Johnston, Gary Kemp, Jane Spiers, Truda Spruyt, Katie Town

The National Advisory Public Body for Theatres

The Theatres Trust Charitable Fund co-operates with the Theatres Trust, has the same Trustees and is registered as a charity under number 274697